
CITY OF COLUMBIA
BOARD OF ZONING APPEALS MINUTES
September 11, 2018 - 10:00 AM
City Council Chambers
1737 Main Street, 3rd Floor • Columbia, SC

In attendance: Gene Dinkins, Jr., Reggie McKnight, Chuck Salley, George Schafer, Josh Speed, Jenna Stephens

Absent: Marcellous Primus

Staff: Rachel Bailey, Hope Hasty, Erica Jaen, Andrea Wolfe

I. CALL TO ORDER and DETERMINATION OF QUORUM

Chuck Salley, chair, called the meeting to order at 10:00AM. Members of the Board of Zoning Appeals (BOZA) were introduced along with Staff. Quorum was confirmed. Applicants and others who wished to speak were sworn in.

Rachel Bailey, zoning administrator, reviewed the meeting format and consent agenda.

II. CONSENT AGENDA

A. APPROVAL OF MINUTES

1. **Approve August 14, 2018 Minutes**

B. OLD BUSINESS

NONE

C. NEW BUSINESS

2. **2018-0067-V 2210 Wallace Street (TMS# 09016-05-02)** Variance to lot coverage requirement for an addition to a single-family residence (Frank and Robin Spaniel) (RS-3, -DP)
3. **2018-0068-SE 2204 Sumter Street (aka 2202 Sumter Street) and 2128 Sumter Street (TMS#s 09016-03-11 & 09016-09-23)** Special exception to lease remote parking for a physical fitness facility (CDG Sumter 3, LLC) (MX-1, -NC)
4. **2018-0069-V 522 Sims Avenue (TMS# 13803-01-21)** Variance to rear yard setback for a porch addition to a single-family residence (Josephine and Edward Laney) (RG-1, -CC)
5. **2018-0072-SE 3300 Rosewood Drive (TMS# 13801-05-01)** Special exception to expand the footprint of an existing school in a residential district (Raymond A. Perkins, Jr., Richland School District One) (RG-2)

No one requested that any item be removed from the Consent Agenda.

Motion by Mr. Dinkins, Jr. to approve the Consent Agenda subject to comments of staff and the applicant's written testimony.

Motion seconded by Mr. McKnight. Motion passes 6-0.

III. REGULAR AGENDA

A. OLD BUSINESS

NONE

B. NEW BUSINESS

- 7. 2018-0070-V 609 Sims Avenue (TMS# 13804-17-03)** Variance to the front and side yard requirements for an accessory structure (William M. Reynolds, III) (C-1, C-2)

Rachel Bailey, zoning administrator, introduced the request.

William Reynolds, applicant, presented the request and reviewed criteria required for a variance.

As no one spoke in favor or opposition of the request, testimony closed for board discussion.

Motion by Mr. Salley to approve the request for variance subject to staff comments and the application provided by the applicant as well as applicant's comments.

Motion seconded by Mr. Dinkins, Jr. Motion carries 6-0.

- 8. 2018-0071-V 3300 Rosewood Drive, 3226 Rosewood Drive, 215 S. Ravenel Street (TMS# 13801-05-01, 13801-02-06 & 07)** Variance to the off-street parking requirement for an elementary school (Raymond A. Perkins, Jr., Richland School District One) (RG-2)

Rachel Bailey, zoning administrator, introduced the request.

Doug Quackenbush of Quackenbush Architects, architects for the project, presented the request. Mr. Quackenbush reviewed the criteria required for a variance.

As no one spoke in favor or opposition of the request, testimony closed for board discussion.

Motion by Mr. Salley to approve the request the request for variance subject to the application provided by the applicant and applicant's comments to include staff comments.

Motion seconded by Mr. Dinkins, Jr. Motion carries 6-0.

IV. OTHER BUSINESS

None

V. ADJOURNMENT

There being no further business, motion to adjourn by Mr. Dinkins, Jr.

Motion seconded by Mr. Salley. Motion approved 6-0. Meeting adjourned at 10:27AM.

Respectfully submitted by Andrea Wolfe
Land Use Board Coordinator
Planning and Development Services Department
City of Columbia